

Minutes of the Suffield Zoning Board of Appeals
February 25, 2014 - Police Station Conference Room - 7 p.m.

Members Present: Vice Chairman Mark Blackaby, Susan Hastings, Derek Donnelly, and John Schwemmer. Chris Rago

Members Absent: Chairman William Arendt, Renee Pacewicz, also absent: James Taylor Enforcement Officer

I. CALL TO ORDER

Vice Chairman Blackaby called the February 25, 2014 ZBA meeting to order at 7:01 p.m.

II. READING OF THE PUBLIC NOTICE

Recording secretary Bobbie C. Kling read into the record the Public Notice published in the Journal Inquirer on February 14, 2014 and February 21, 2014.

III. PUBLIC HEARING #13-14-3

Applicant Phillip Stark of 6519 Sullivan Trail, Wind Gap, PA, 18091 introduced himself, gave his address, and then asked for the Commission to consider approving his variance to increase the square footage of a proposed free standing sign from twelve feet to eighteen feet. The proposed free standing sign would be located at 1320 Mountain Road, West Suffield, sections IX.F.5a and XIII.B apply. Mr. Stark stated that because a landscaping and patio display has been added to the site, they wish to advertise both the new business along with the existing business with just one sign. A rendering of the proposed free standing sign was discussed among the Commission, with regards to location, dimensions, and colors. Mr. Stark stated that the new proposed free standing sign would take the place of the existing sign, with regards to location.

The Commission asked Mr. Stark to explain his hardship. Mr. Stark reported that the maximum allowable size of twelve foot is not large enough to display both companies onto one sign, and that was his hardship.

The Commission asked if there were two signs, would it inhibit site line distance for vehicles entering and exiting the business. Mr. Stark responded, no, the business has a substantial amount of frontage.

Discussion followed regarding the added new business. The Commission asked if there is any existing signage advertising the displays at present. Mr. Stark responded, no.

The Commission asked if the size of the proposed free standing sign included the exterior stone facade. Mr. Stark stated that the proposed size is the sign only; it does not include the stone facade. Mr. Stark included that it is a double sided sign. The Commission asked Mr. Stark to report the exact size of the proposed free standing sign including the stone facade. Mr. Stark responded that the size is taken from a rectangle dimension versus an oval which is proposed [he did not include the measurements of the stone facade in his answer] and that is an eighteen foot diameter. Discussion followed regarding a sister company sign which is located in Vermont.

With no further questions, the Vice Chairman opened up the public hearing and asked if there was anybody who wished to speak in favor of the application.

1. Robert Borg of 1310 Mountain Road spoke in favor of the application.
2. Pricilla Satula of Mountain Road asked to see renderings of the proposed sign, because she was unaware of what it would look like.

A motion was made and seconded to go into recess in order to give the public time to review the rendering of the free standing sign. Motion carried unanimously.

A motion was made and seconded to come out of recess and reopen the public hearing. Motion carried unanimously.

Vice Chairman Blackaby reiterated the purpose of the application to Ms. Satula. After which Ms. Satula stated she did not object to the proposed free standing sign.

A motion was made and seconded to close the public hearing. Motion carried unanimously.

A motion was made and seconded to move to enter Deliberations. Motion carried unanimously.

Mr. Donnelly stated that the oval sign dimension versus a square sign dimension would look and would actually be smaller than what is being proposed [eighteen feet], which includes the space between the sign and the surrounding stone facade. Mr. Donnelly stated that he would be in favor of granting the variance. Discussion followed regarding the hardship. Mr. Schwemmer stated that he did not see a hardship. Mrs. Hastings stated that she did not see much of a hardship, but thought the sign was attractive.

With no further discussion Vice Chairman Blackaby asked for a motion. Mr. Donnelly made the motion to approve the variance for File# 13-14-3 for signage at 1320 Mountain Road, West Suffield from twelve feet to eighteen feet; a motion was made and seconded. Discussion followed. VOTE:

Ms. Rago voted no, Mr. Donnelly voted yes, Mr. Schwemmer voted no, Vice Chairman Blackaby voted no, Mrs. Hastings voted no. Motion did not carry, therefore the variance was denied due to lack of hardship. Vice Chairman Blackaby informed the applicant the he would receive correspondence in the mail following this meeting.

A motion was made and seconded to accept the minutes of the November meeting. Motion carried unanimously.

A motion was made and seconded to adjourn the February 25, 2014 regular Zoning Board of Appeals meeting at 7:42 p.m.

Respectfully submitted, Susan Hastings, Secretary
Recording Secretary, Bobbie C. Kling

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